

## **Program**

### **Seaton Court Replacement Structure for Room 110**

The Kansas State University Facilities Planning office is requesting that a licensed architectural consultant be selected to complete the design, construction contract documents and construction administration for competitive bidding for the new replacement structure at Seaton Court.

**Background:** This is a replacement structure for a portion of Seaton Court that has been condemned by the State of Kansas and is to be demolished in FY 2012. The area is surrounded on two and a half sides by the existing structure consisting of various materials, openings and roof configurations.

**Use:** Collaborative Open Design Space

**Size:** The new replacement structure will occupy the same footprint as the former structure. The area is 62 feet by 73 feet equaling 4,526 SF. The interior clear heights are to be at least 16 feet. The structure needs to be designed to be able to be divided into two same size areas either when the structure is finished or in the future. The manner of division will be up to the occupants and will not alter or impact the floor or roof structures.

**Fire Code Footprint:** A Fire Code Footprint is required for Seaton Court and should include this new addition.

**Site:** Design is to include area west of new addition to existing driveway.

**Materials:** A durable insulated exterior / interior material such as metal. Insulated Roof designed as per KSU standards. Sound insulation as required to adjacent existing studio spaces.

**Exterior Openings:** A minimum of two 3 foot wide man doors are required. Two 10 foot wide by 14 foot high doors are required, type of doors are up to the designer. Some natural light is desirable.

**HVAC:** The structure will be heated and air conditioning would be an alternate. Provide a Building Control System of electronic digitally processed energy management, temperature controls and monitoring for the new HVAC system that is compatible with existing KSU system.

**Plumbing:** Two unisex bathrooms and two utility sinks to be provided. Floor drains in open areas to be provided. Two hose bibbs near exterior doors. Addition to be fire sprinkled.

**Lighting and Power:** General lighting meeting energy guidelines standards. Flexible outlet arrangement with sufficient power to meet educational lab requirements.

**Cost Estimate:** The construction budget for the project is \$565,750.

**Schedule:**

Demolition (by others), Jan 2012 – June 2012

Select Firm: Short list, Interview and Select Firm: Feb – April 2012

Design: May – August 2012

Bid: Sept 2012